



MAY WHETTER & GROSE

RIVENDELL TERRAS ROAD, ST STEPHEN, PL26 7RX
GUIDE PRICE £525,000



A SUPERBLY FINISHED 4 BEDROOM PROPERTY WHICH HAS BEEN TOTALLY REFURBISHED, MODERNISED AND EXTENDED TO PROVIDE A DELIGHTFUL FAMILY HOME. THE PROPERTY HAS VERY ATTRACTIVE ACCOMMODATION INCLUDING LARGE KITCHEN/DINING ROOM, STUDY/BEDROOM, UTILITY AND WC TO THE GROUND FLOOR WHICH HAS UNDERFLOOR HEATING. TO THE FIRST FLOOR ARE 4 BEDROOMS, EN SUITE AND BATHROOM. THERE IS AMPLE OFF ROAD PARKING AND THE PROPERTY HAS GOOD SIZE GARDENS INCLUDING EXCELLENT PATIO/TERRACE WITH PART COVERED BBQ AREA AND LAWNED SECTION. THERE IS A FURTHER PREPARED AREA ON WHICH THERE IS ACTIONED PLANNING CONSENT FOR A DETACHED GAMES ROOM. EPC - C



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Location

Situated near the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

The Property

Rivendell has been fully modernised and up dated and then extended to provide a delightful family home. The property is heated by oil with zoned underfloor heating to the ground floor and radiators to the first floor. There is a Hive control system. The internal doors are solid wood and the ground floor rooms have attractive wood look "ceramic" tiled floors. All of the exterior doors and windows are double glazed. The property has good off road parking and very good size level gardens including entertaining patio/terrace with covered BBQ area. There is a further prepared section on which the Vendors have obtained and actioned planning consent for a detached games room.

Directions

From St Austell take the A3058 Newquay Road and proceed through Trewoon and High Street. Continue into St Stephens, remain on the A3058 and as you leave the village with the Texaco garage on your right hand side, take the next turning right. Follow the road around and Rivendell will be found a short way in on the left hand side. A board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Hall



Wood effect tiled flooring. Turning stairs to first floor. Inset ceiling spotlights, services cupboard. Door into kitchen, utility and door into lounge.

Sitting Room

13'5" x 13'9" maximum (4.1 x 4.2 maximum)



Wood effect tiled flooring. Back to back wood burner. Tv and LAN point. Wall lights and matching central light, Double glazed windows, door to outside.

Snug

13'9" x 9'6" (4.2 x 2.9)



Wood effect tiled flooring. Inset ceiling spotlights. Double glazed window. Tv and LAN point.

Kitchen/Dining Room

26'10" x 13'9" (8.2 x 4.2)



Wood effect tiled flooring. Fitted kitchen comprising extensive wall and base units. Large island with solid worktop, white ceramic sink, four plate induction hob, extractor over, double Hotpoint oven. Triple aspect room with double glazed windows, remote control blinds. Dishwasher, fridge/freezer, inset ceiling spotlights. Two double patio doors to outside. Wood burner.

Utility

5'6" x 7'10" (1.7 x 2.4)



Wood effect tiled flooring. Plumbing for washing machine. Belfast sink. Wall cupboards. Inset spotlights.

WC



Low level WC, double glazed window, inset spotlights.

First floor

Stairs and Landing



Large landing with radiator. Double glazed window. Inset lighting. Over stairs fitted cupboards. Cupboard with wall mounted Megaflow water heater.

Bedroom 1/Study

8'10" x 7'10" (2.7 x 2.4)



Velux style window. Radiator, Telephone and LAN points. Shelving.

Bedroom 2

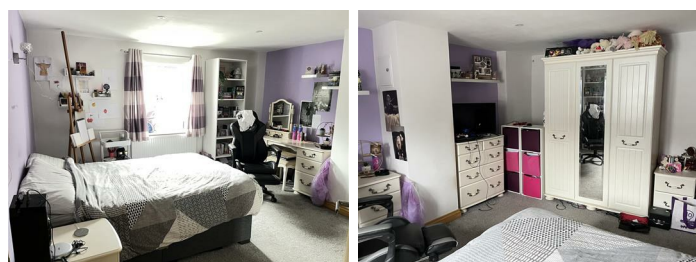
14'1" x 11'9" maximum (4.3 x 3.6 maximum)



Access to loft space. Double glazed window, radiator. Television and LAN points. Inset ceiling spotlights.

Bedroom 3

13'5" x 12'5" maximum (4.1 x 3.8 maximum)



Double glazed window, radiator, inset ceiling spotlights, TV and LAN points.

Bedroom 4 (Principal)

14'1" x 13'9" (4.3 x 4.2)



A beautiful bedroom with extra high ceilings, inset spotlights, double glazed windows, radiator, TV and LAN points. Door into en-suite. Double patio doors leading out onto the balcony with glass surround and countryside views.

En Suite



Double glazed window. Hidden cistern WC, vanity unit. Chrome ladder towel rail and radiator. Inset ceiling spotlights. Double shower cubicle with tiled surround.

Bathroom WC



Modern suite of white sink with central taps, vanity unit, concealed cistern WC, corner shower unit, chrome ladder towel rail, radiator, double glazed window. Access into roof. Inset ceiling spotlights. Cupboard with shelving and radiator.

Outside

From the road access to a tarmac parking area for several vehicles and Garage.

Garage

17'0" x 8'2" (5.2 x 2.5)

Double glazed side door. Electric up and over door, power and light.

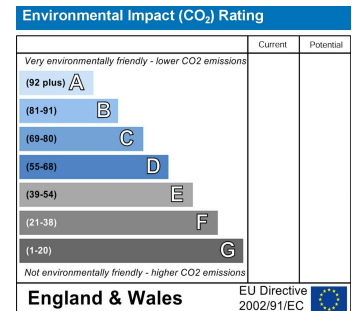
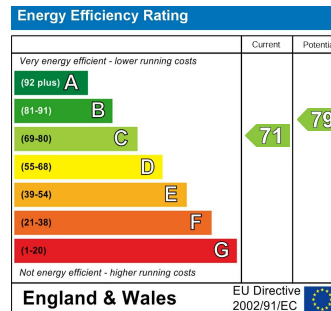
Exterior power and lighting. External tap.

Steps lead down to front entrance terrace.

Gate to side with superb paved terrace area. Covered BBQ seating area, rear lawned area and exterior oil fired boiler.

There is a further prepared area for a games room with activated planning consent.

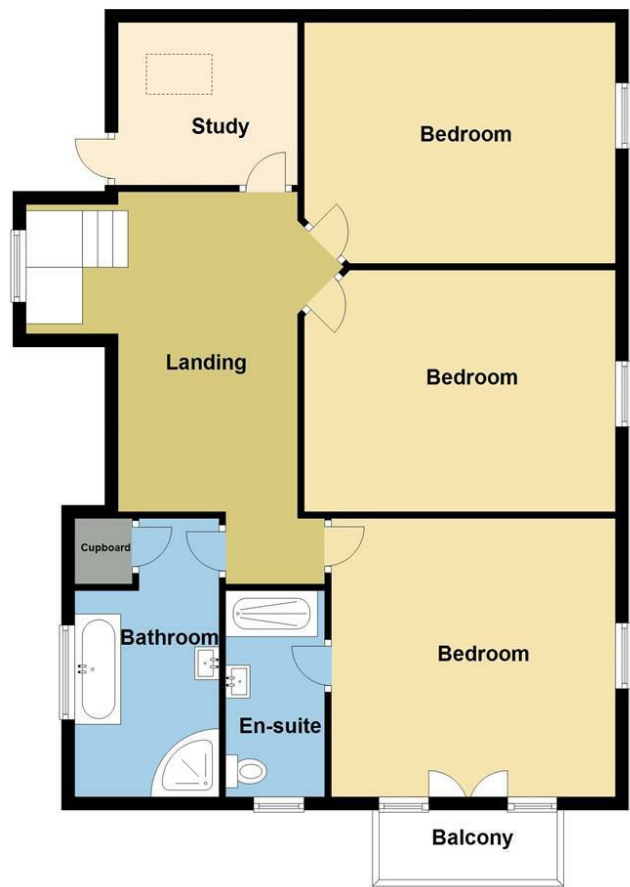
Council Tax Band - B





Ground Floor

First Floor



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